

Conditional Use Analysis

December 9, 2009

C-30-2009

Clearwire, U.S.

3725 West 4100 South

RB Zone 7.13 Acres

Clearwire U.S. is requesting conditional use approval for antennas mounted on the roof of the Granger Medical Clinic located at 3725 West 4100 South. This property is zoned Residential Business (RB) and is approximately 7.13 acres. The West Valley City General Plan designation for this property is for office uses. The property is bordered on the west by Bangerter Highway and on the north by 4100 South. Single family residential land uses border this development on all sides.

The Wireless Communications Facilities ordinance requires that roof mounted antennas in an RB zone be processed as a conditional use. Clearwire is requesting to put five dish antennas and two panel antennas plus the required associated equipment on the roof. There are already two carriers with roof-mounted antennas on this building. The ordinance allows a total of eight (8) carriers to utilize a single building's roof. The Clearwire antennas and support structure will be ten (10) feet above the roofline and set back ten (10) feet from the edge of the roof, as required by ordinance.

Section 7-23-206(2)(a) requires that roof mounted antennas be visually screened so as to appear to be part of the structure on which they are mounted. This screening requirement may be waived by the Planning Commission if the screening would be more visually intrusive than the antennas and support structure without the screening. The management company for the building feels that the antennas would be less visually intrusive without the screening and that the wind loading on the roof would be reduced. Staff supports this request.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions.
 1. Height and setback requirements based on section 7-23-206(2)[c] of the Wireless Communications Facilities ordinance must be met.
 2. The antennas and support structures shall be painted a neutral color that will blend in as much as possible with the building.
- Continuance, to allow for the resolution of any issues raised at the public hearing or for the applicant to provide revised site plans and elevations.